

To Let

10—11 Victoria Square,
Truro, TR1 2RU



08449 02 03 04
avisonyoungretail.co.uk

Location

Truro is the only city in Cornwall and the principal retail location. Multiple retailers trading in the city centre include **Marks and Spencer, Boots, Primark, The White Company, Deichmann Shoes, Whitestuff and FatFace**. The premises are prominently situated close to **Mountain Warehouse, Boots Opticians and Costa Coffee**.

Description

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	611.21	6,579

Passing Rent

£113,750 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 27/06/2029.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value (23/24): £88,000

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

An Energy Performance Asset Rating has been given of **D-98..** Please A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact:

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

Erin Davies

+44 (0)117 9885232

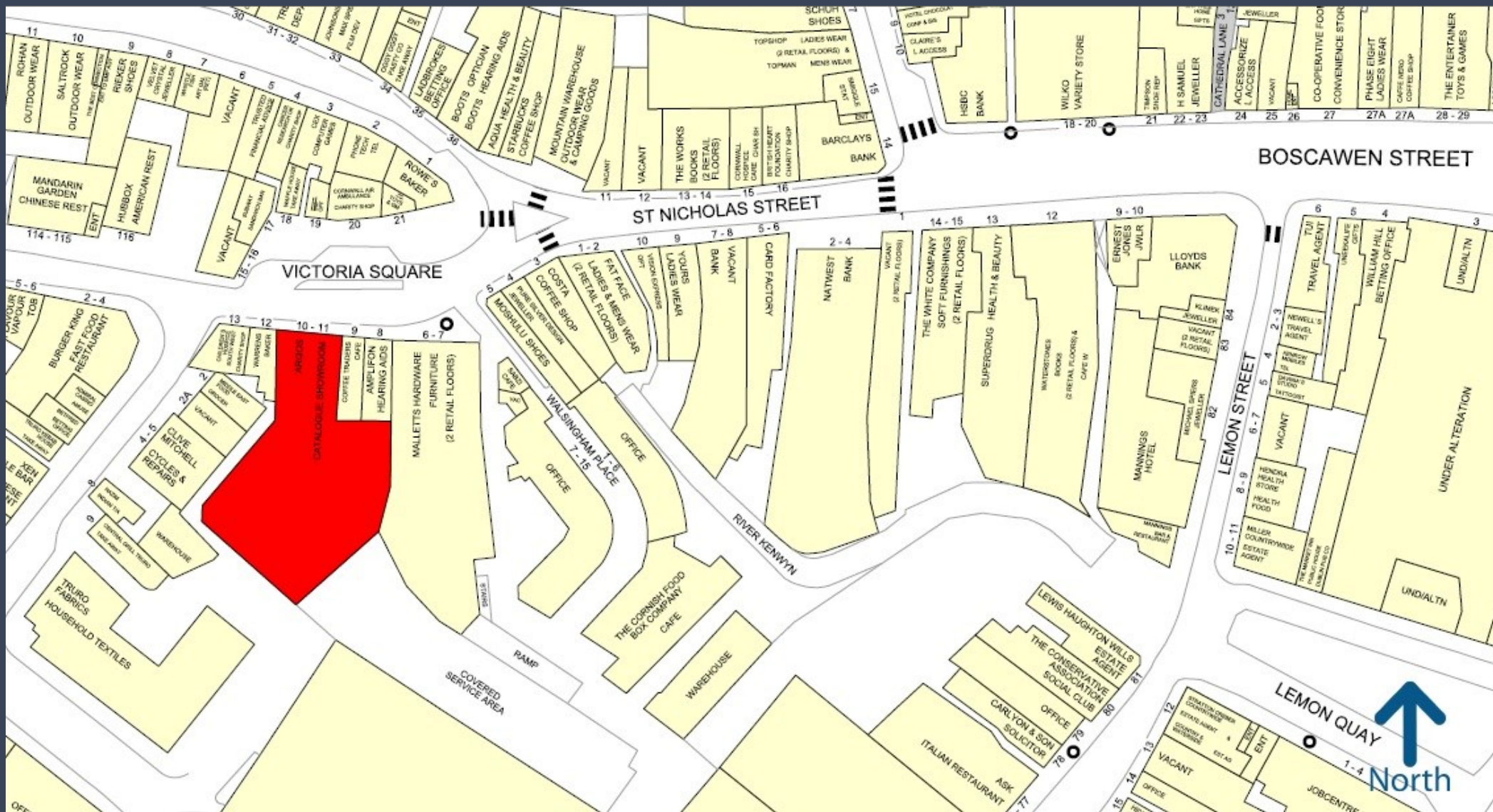
+44 (0)7818017075

Erin.davies@avisonyoung.com

Subject to contract



**AVISON
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Visit us online avisonyoungretail.co.uk

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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